

**WARREN PLANNING BOARD
MINUTES
APRIL 23, 2012**

The regular scheduled meeting of the Warren Planning Board began at 7:00 PM. Present were F. Massie, J. Piepowski, M. Jamiel, C. Thibaudeau, R. Mello, and M. Heald. R. Silva and D. Kalfelz were absent. Also present were W. Nash, and Attorney S. Federico.

Waterfront Overlay District Development Plan Review:

Water Street Warren, LLC, Albert Biloudeau, owner and applicant; 279 Water Street; Plat 4, Lot 96; proposal to make modifications to a previously approved plan; specifically, changes/modifications to the ADA ramps for buildings B and C.

On a motion by C. Thibaudeau, seconded by R. Mello, the Public Hearing was opened.

Chairman F. Massie read into the record a letter from the Warren Voluntary Historic District supporting the suggestion to move the ramp to the side of Building A as had been recommended previously by the Planning Board.

Mr. Albert Biloudeau stated he revisited the plans and changing the grade by one foot enabled him to change the location, size and material of previously approved plans. He stated he had no tenant as yet. There was no public comment.

A motion was made by R. Mello, seconded by J. Piepowski to close the Public Hearing.

R. Mello moved to approve the revised plans, seconded by J. Piepowski. Approved unanimously.

Minutes of March 26, 2012

Chairman Massie stated for the final approval for the Stop and Shop Fuel Facility, a triple-walled tank was incorporated into the approval.

W. Nash stated that Caroline Wells recommended mention of all her proposals for the Community Development Block Grants. This will be incorporated into the final minutes of March 26, 2012.

On a motion by M. Jamiel, seconded by R. Mello the minutes were unanimously approved.

Administrative Matters:

Chairman Massie reviewed the Policies and Administrative Procedures of the Warren Planning Board, stating that the RI Open Meetings Act is being followed. In addition to minor corrections in wording, Article IV's language was changed to "The Administrative Officer, on consult with the Chairperson and Solicitor". Article VI replaces the word "meeting" with "Public Hearing or at discretion of the chair" in the first sentence, and in the last sentence the word "public" is changed to "Planning Board".

Discussion centered on notification to the applicant if an issue will be heard that night or continued to the next meeting with consensus that the Chair will control the time element. (Article III, Section 7). Also discussed was sign up for the public to address an application, expressing their stance prior to the public hearing. Again the Chair will exercise discretion in this matter so all may be heard. M. Jamiel moved to make this an action item for the next meeting. C. Thibaudeau seconded, and all were in favor.

The Town Council and Economic Development Board have set a workshop for May 17, 2012 to research a Mission statement as a guideline, involving the Planning Board. The intent of the workshop is to start a conversation, and all agreed the main concern is to be sure any recommendation fits into the Comprehensive Plan. An issue was the number of Planning Board members who could attend the workshop. It may be recommended the meeting date be changed to accommodate the planning Board members. A motion was made by C. Thibaudeau, seconded by R. Mello for W. Nash to look for documents about the workshop and email them to Board members. Unanimously approved.

C. Thibaudeau moved to adjourn, M. Jamiel seconded. All in favor.
The meeting was adjourned at 8:00 PM.

Respectfully submitted,

Catherine Gresh
Recording Secretary